



4 Alverton Gardens, Truro

£425,000



CLIVEPEARCE

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An exceptionally spacious three double bedroom, extended family home with superb living space, garage and gardens in a sought after location.

Property Description

Why You'll Like It

Extended to provide superb and flexible accommodation, this three double bedroom semi detached family home is light and bright throughout. With gardens on three sides, the property is perched in a slightly elevated position off Mitchell Hill and enjoys city scape cathedral spires views. Once inside, the ground floor has a delightful living room with "box" window which draws in the daylight and a feature fireplace. The open plan kitchen / dining room is a superb family space with a fitted contemporary kitchen with gloss grey cabinets and a central island topped with a granite style worksurface, integrated appliances and a large dining area. A door off the kitchen opens through to a fabulous extension with a large second sitting room with doors to the garden and a guest WC/cloakroom. Upstairs you'll find three generous double bedrooms, and a family bathroom with a white suite and a shower over the bath. Outside, the gardens are on three sides and to the rear there is a garage, parking and a further gravelled area. Gas central heating and double glazing are installed.

Where It Is

In a great location close to The Rising Sun gastro pub and Archbishop Benson Primary School. From here you can walk into the city centre relatively easily and also there are rural walks at Daubuz Moor which is not too far away. There's a large playing field at Tremorvah close by which is a lovely open space and The Alverton Hotel has a gorgeous bar and terrace to enjoy. Waitrose is walkable from here and there's a great fish and chip shop too. A very convenient part of Truro to live in!

Services and Tenure

Freehold. Council Tax band C. Mains electric, water, drains and gas. Broadband.

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Approx Gross Internal Area
129 sq m / 1389 sq ft



First Floor
Approx 61 sq m / 652 sq ft

Ground Floor
Approx 68 sq m / 737 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The graph shows this property's current and potential energy rating.

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